

VICINITY MAP
NO SCALE

Certificate of Approval for Recording – Ownership and Dedication

I hereby certify that I am the owner of the property shown and described herein, which is located in the subdivision jurisdiction of the Town of Davidson and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, preserve and protect all significant trees over 18 inches diameter in the tree and root protection area, plant supplementary trees if required, and dedicate all streets, alleys, walks, parks, and other sites and easements, to public or private uses as noted. Furthermore, I hereby dedicate all sanitary sewer, storm sewer, and water lines that are located in public utility easements or rights-of-way to the Town of Davidson and the Charlotte-Mecklenburg Utility Department.

Date _____ Owner(s) _____

380

Curve	Radius	Length	Chord	Chord Bear.
C1	624.88'	35.95'	35.95'	N 35°22'17" E
C2	624.88'	26.17'	26.17'	N 32°31'23" E
C3	624.88'	3894.20'	32.03'	N 29°51'16" E
C4	645.16'	32.56'	32.56'	N 28°51'59" E
C5	645.16'	26.22'	26.22'	N 24°15'22" E
C6	645.16'	43.09'	43.09'	N 21°10'42" E
C7	195.00'	19.41'	19.40'	S 21°26'23" W
C8	195.00'	19.65'	19.64'	S 27°10'41" W
C9	10.00'	16.81'	14.90'	S 78°13'06" W



REFERENCES:

DEEDS AND MAPS AS SHOWN

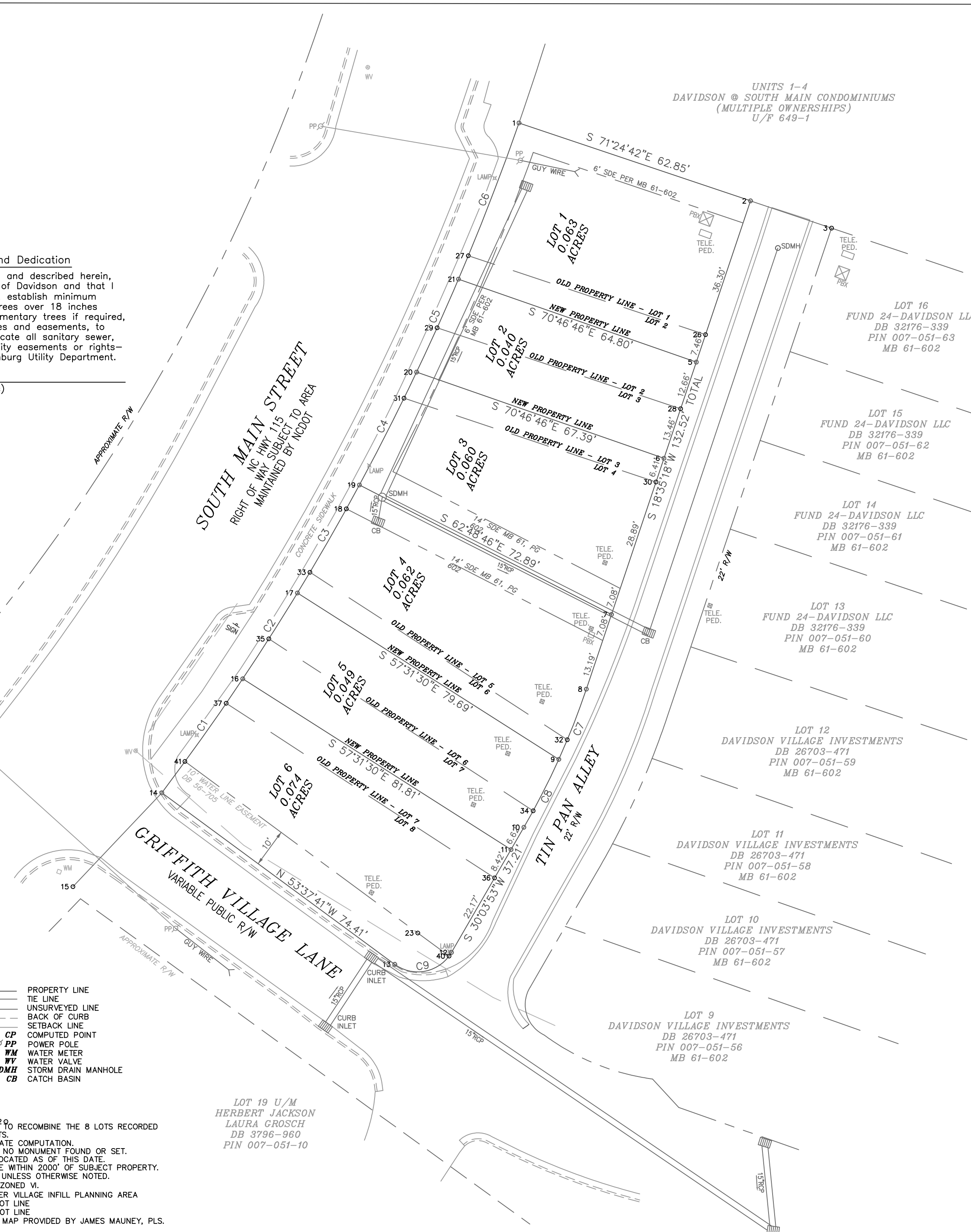
LEGEND:

- PROPERTY LINE
- TIE LINE
- - - UNSURVEYED LINE
- - - BACK OF CURB
- - - SETBACK LINE
- COMPUTED POINT
- ⊙ POWER POLE
- ⊙ WM WATER METER
- ⊙ WY WATER VALVE
- ⊙ SDMH STORM DRAIN MANHOLE
- ⊙ CB CATCH BASIN

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO RECOMBINE THE 8 LOTS RECORDED IN MB 61-602 INTO 6 NEW LOTS.
2. AREA DETERMINED BY COORDINATE COMPUTATION.
3. CP DENOTES COMPUTED POINT, NO MONUMENT FOUND OR SET.
4. UNDERGROUND UTILITIES NOT LOCATED AS OF THIS DATE.
5. NO NCGS GRID MONUMENTS ARE WITHIN 2000' OF SUBJECT PROPERTY.
6. ALL MONUMENTS ARE EXISTING UNLESS OTHERWISE NOTED.
7. THIS PROPERTY IS CURRENTLY ZONED VI.
8. SETBACKS: FRONT - VARIES PER VILLAGE INFILL PLANNING AREA
SIDE - 10' FROM LOT LINE
REAR - 5' FROM LOT LINE
9. SURVEY DATA SHOWN ON THIS MAP PROVIDED BY JAMES MAUNEY, PLS.

PYRAMID
LAND SURVEYING
C-1341
RUFUS JACKSON LOVE
PROFESSIONAL LAND SURVEYOR L-2844
P.O. Box 11
Davidson, NC 28036
(704) 892-4249



I, RUFUS JACKSON LOVE, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 26703, page 471;) that the boundaries not surveyed are clearly indicated as drawn from information found in Book (as shown), page (as shown); that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with GS 47-30 as amended.

This survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.

Witness my original signature and seal this _____ day of _____

N.C.R.L.S. L-2844
LICENSE NO. _____ PROFESSIONAL LAND SURVEYOR

PRELIMINARY
NOT FOR SALES,
CONVEYANCES OR
RECORDING

Review Officer _____ State of North Carolina, County of Mecklenburg

I, _____ Review Officer of Mecklenburg County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____ Date _____

Certificate of Approval for Recording
I hereby certify that the subdivision plat shown hereon is exempt from the subdivision provisions of the Davidson Planning Ordinance, and is therefore exempt from its provisions. The plat has been found to comply with the zoning regulations of the Davidson Planning Ordinance, and has been approved by the Town of Davidson for recording in the Office of the Register of Deeds of Mecklenburg County.

Date _____ Planning Director, Davidson, North Carolina

Certificate of Approval for Recording – No Watershed
I certify that this plat is not within a designated Public Water Supply Watershed.

Date _____ Watershed Administrator, Davidson, North Carolina

Flood Hazard Certification
This is to certify that the subject property is not located in a special flood hazard area as shown on maps prepared by the Federal Emergency Management Agency, Federal Insurance & Management Administration, dated 9/02/2015 (FIRM# 3710464300K).

RECOMBINATION PLAT
OF LOTS 1-8 OF
THE VILLAGES AT SOUTH MAIN
PROPERTY OF
DAVIDSON VILLAGE
INVESTMENTS, LLC.

469, 471, 473, 475, 477, 479, & 481 S. MAIN STREET
LOTS 1-8, MAP BOOK 61, PAGE 602
PART OF DEED BOOK 26703-471
PIN'S 007-051-48 THRU 55
DEWEESE TOWNSHIP, MECKLENBURG COUNTY
DAVIDSON, NORTH CAROLINA
NOVEMBER 21, 2018

FILE NAME: BOWMAN-BRAD-RECOM-11-5-18

